


#375000⁰⁰

Send Tax Notice To:
John T. Schou
Tracy B. Schou
2994 Brook Highland Drive
Birmingham, AL 35242

FRS File No.: 376304

Customer File No.: 1508358

WARRANTY DEED


20040406000175480 Pg 1/2 89.00
Shelby Cnty Judge of Probate, AL
04/06/2004 08:20:00 FILED/CERTIFIED

THE STATE OF AL
COUNTY OF Jefferson }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred and No/100 (\$100.00) DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, Kenneth P. Lahey and Marla M. Lahey, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto

John T. Schou and Tracy B. Schou

(herein referred to as GRANTEE), their heirs and assigns, as joint tenants with rights of survivorship

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

State of Alabama, County of Shelby

Lot 1409, according to the Survey of Brook Highland, 14th Sector, an Eddleman Community, as recorded in Map Book 23, Page 2 A & B, in the Probate Office of Shelby County, Alabama.

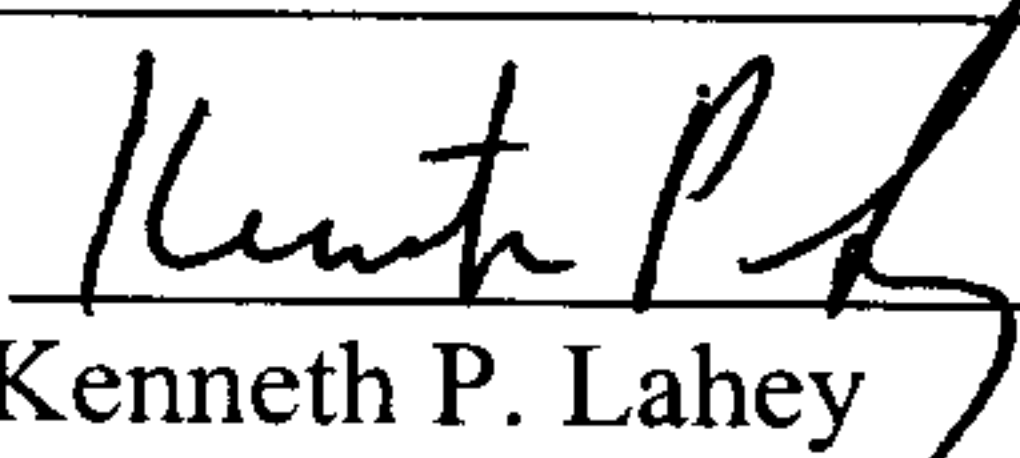
This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

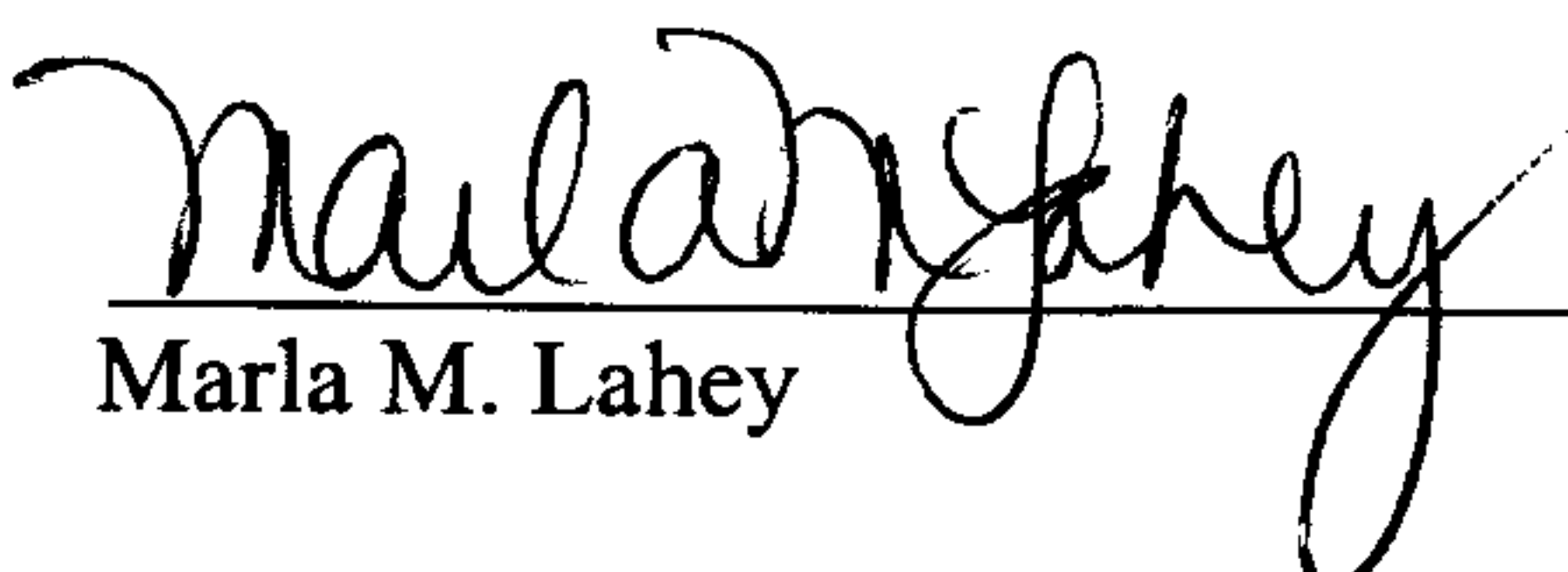
\$300,000.00 of the consideration was paid from the proceeds of a mortgage loan.
For ad valorem tax appraisal purposes only, the address of the property is 2994 Brook Highland Drive, Birmingham, AL 35242, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, their heirs and assigns, forever, as joint tenants with rights of survivorship

AND GRANTOR does covenant with the said GRANTEE, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, their heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, their heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 16th day of February, 2004.


Kenneth P. Lahey (Seal)


Marla M. Lahey (Seal)

CLAYTON T. SWEENEY, ATTORNEY AT LAW

THE STATE OF AL }
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kenneth P. Lahey
married (fill in marital status) whose name is signed to
the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the
contents of the conveyance, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 16th day of February, 2004, _____.

Alfred W. Mosley (Seal)
Notary Public

THE STATE OF AL }
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Marla M. Lahey
married (fill in marital status) whose name is signed to
the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the
contents of the conveyance, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 16th day of February, 2004, _____.

Alfred W. Mosley (Seal)
Notary Public

This document prepared by: Melinda Perez, Document Services Consultant, 10010 San Pedro, Suite 800, San Antonio, TX 78216